

3120 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE OR LEASE

**PRICE
REDUCED!**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

DAVID BAUMAN, SIOR, CCIM

Principal

○ (702) 490-0699

○ (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

○ (702) 490-0699

○ (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

3120 E DESERT INN ROAD

LAS VEGAS, NV 89121



\$2,450,000
Sale Price



\$1.00 PSF NNN
Lease Rate



\$0.40 PSF
CAM

PROPERTY HIGHLIGHTS

- ±19,998 SF building situated on ±0.92-acres
- Excellent direct frontage & visibility along Desert Inn Road with ±37,500 CPD
- Built in 1986 and renovated in 2012
- Large pylon signage available along Desert Inn Road
- Offers an exceptional power capacity with 1,700 amps on-site—ideal for high-demand users such as tech, medical, or mission-critical operations.
- Zoned General Commercial (CG), Clark County, allowing an incredibly wide array of uses from general office, government facilities, as well as many other commercial uses.



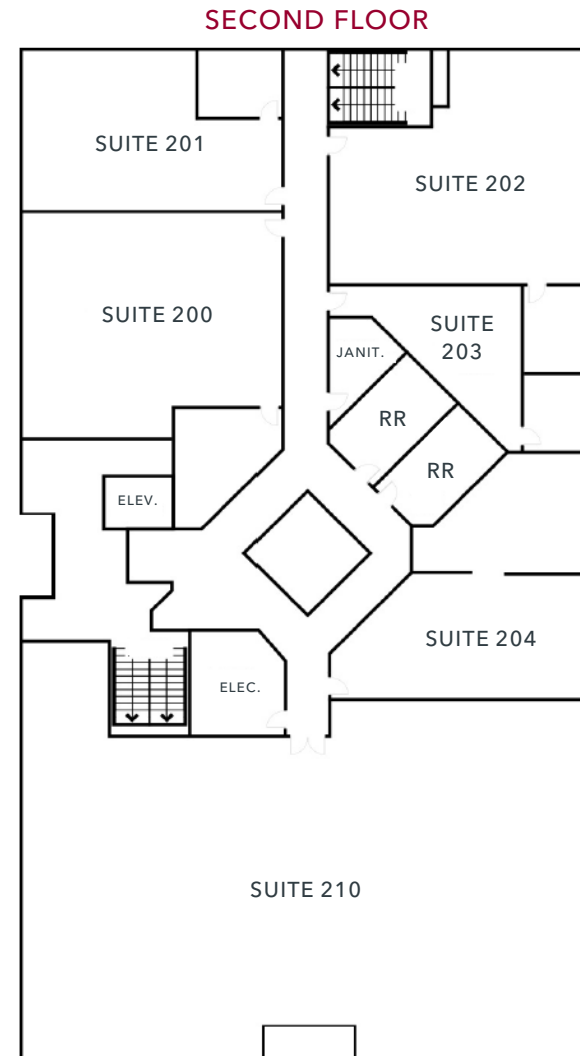
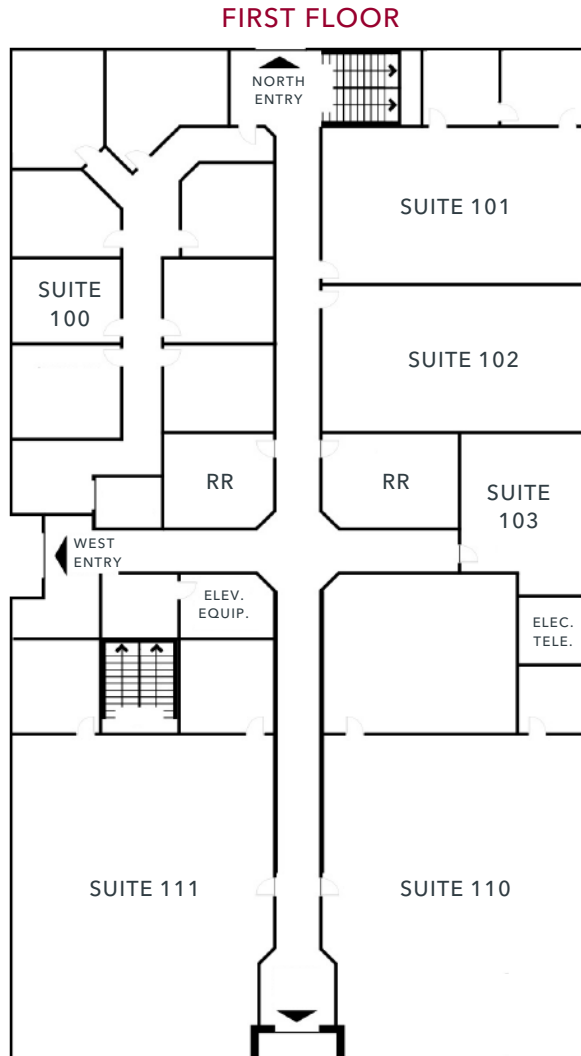
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	22,122	225,131	489,959
2024 AVERAGE HOUSEHOLD INCOME	\$78,776	\$66,207	\$69,442
2024 TOTAL HOUSEHOLDS	8,665	90,814	183,733

3120 E DESERT INN ROAD

LAS VEGAS, NV 89121

SUITE	SF
SUITE 100	±3,085
SUITE 101	±1,180
SUITE 102	±855
SUITE 103	±465
SUITE 110	±2,714
SUITE 111	±2,608
TOTAL:	±10,907



SUITE	SF
SUITE 200	±1,410
SUITE 201	±905
SUITE 202	±1,199
SUITE 203	±445
SUITE 204	±991
SUITE 210	±4,141
TOTAL:	±9,091

3120 E DESERT INN ROAD

LAS VEGAS, NV 89121





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein